

AR MIRADOR

3 & 2 BHK PREMIUM+ HOMES

WAKAD



Welcome to **AR Realty**, where your real estate dreams become reality. Established in 2005, our firm has built a reputation for excellence, integrity, and personalized service in the real estate industry. We specialize in residential and commercial properties, offering a comprehensive range of services including selling and property management. Our experienced team of real estate professionals is dedicated to providing exceptional service tailored to meet the unique needs of each client.

A LEGACY OF CHANGING SKYLINES...



5+

Projects Delivered

10+

Years of Experience

2.5L+

Sq. Ft. Developed

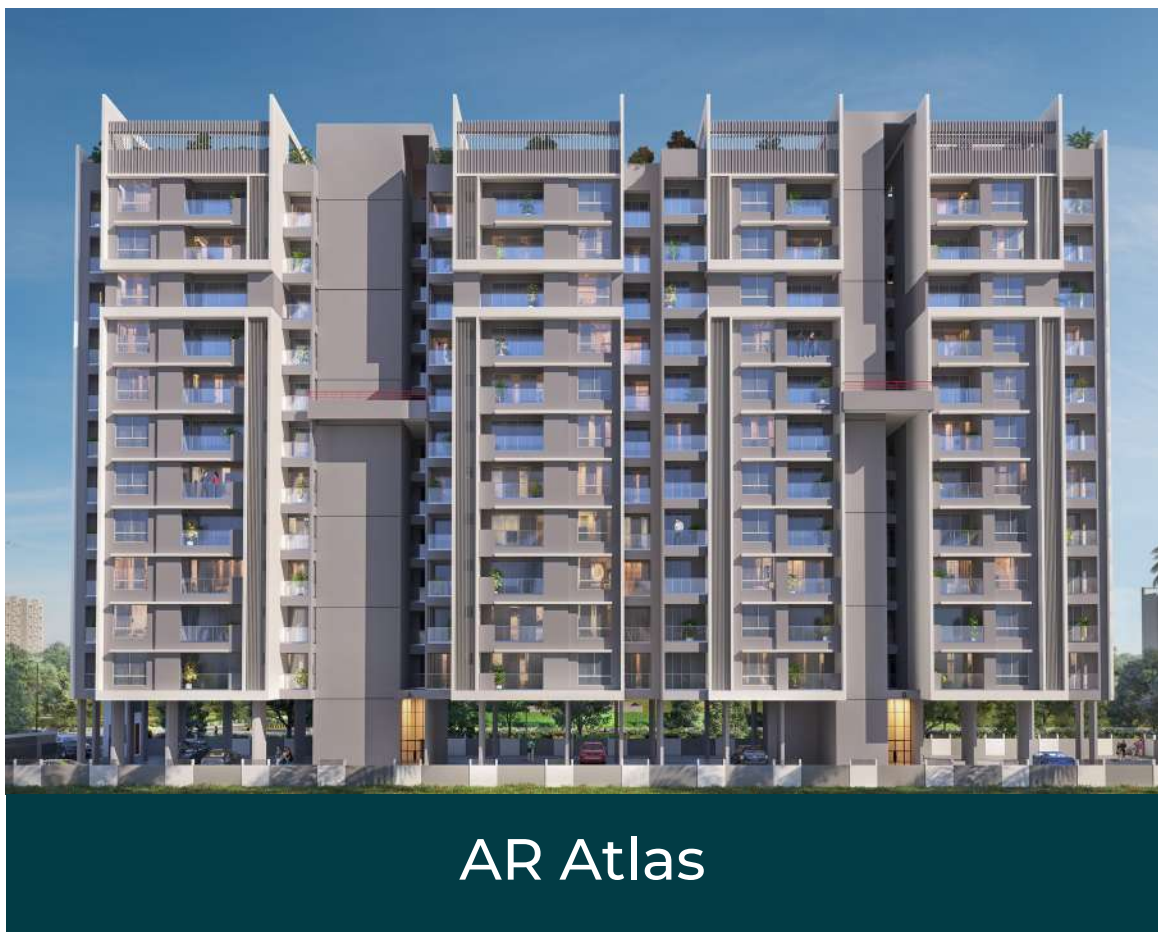
1000+

Happy Families

COMPLETED PROJECT



ONGOING PROJECT



The **WAAH WAKAD** *Grandeur*



At AR Mirador, every abode is a masterclass in elegance, blending spacious layouts with impeccable craftsmanship. Thoughtfully designed to elevate everyday living, these homes don't just offer comfort—they redefine luxury. When every detail whispers sophistication, you know you're not just home—you're at the pinnacle of fine living.

LOCATION *Map*



AR MIRADOR



PROJECT

Highlights

Acres of land

2.25

Total towers

3

Total amenities

30+

Level of amenities

Ground + Rooftop

Total storey towers

14

Amenities space

1.25 Acres



PROJECT

Features

2 Balconies in Every 2 BHK





30+ Exquisite Rooftop Amenities



Large Walk-in Wardrobes



Optimally Planned Zero-wastage Homes

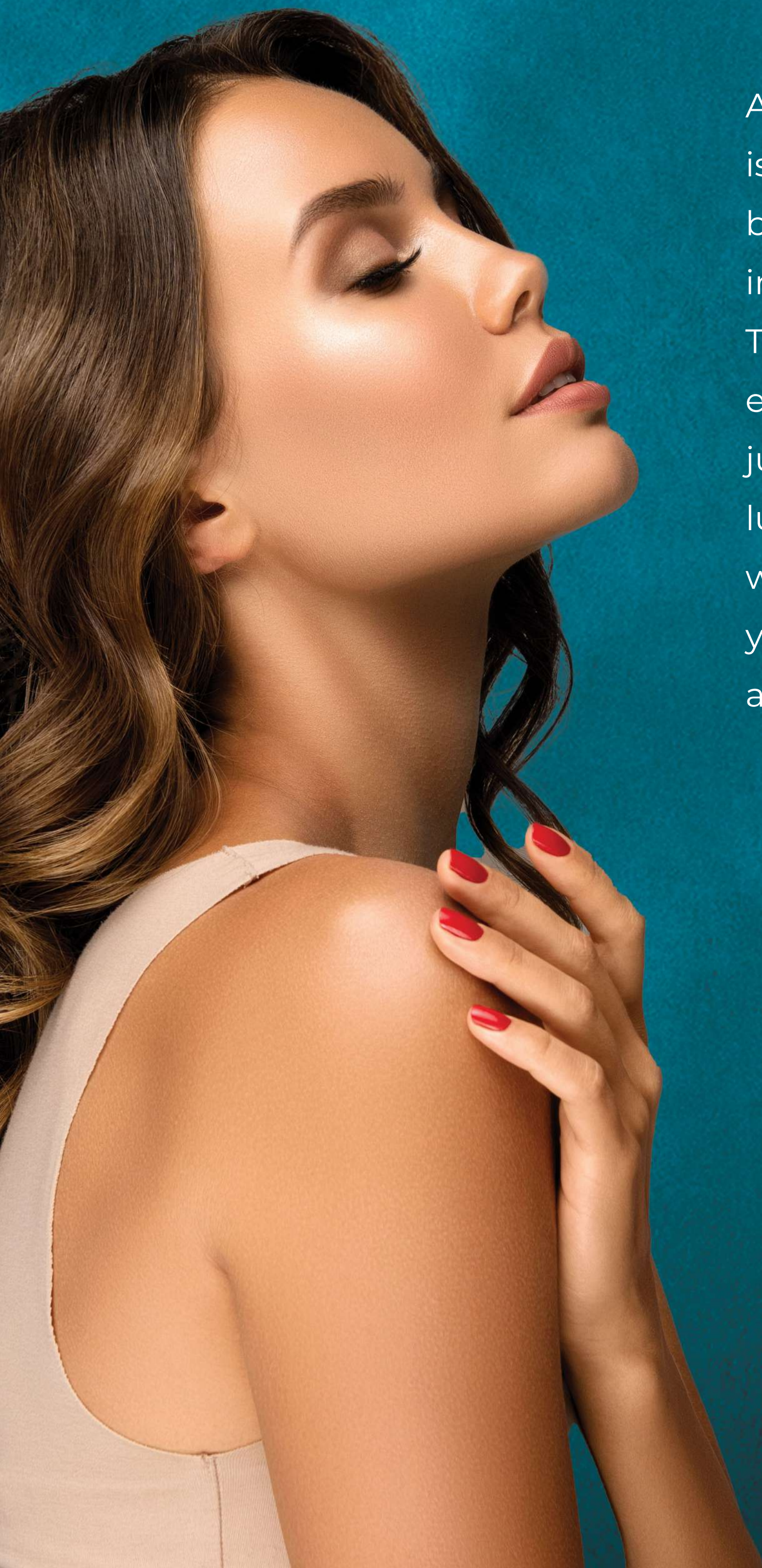




Mesmerising Stargazing Deck

The **WAAH WAKAD** *Indulgence*

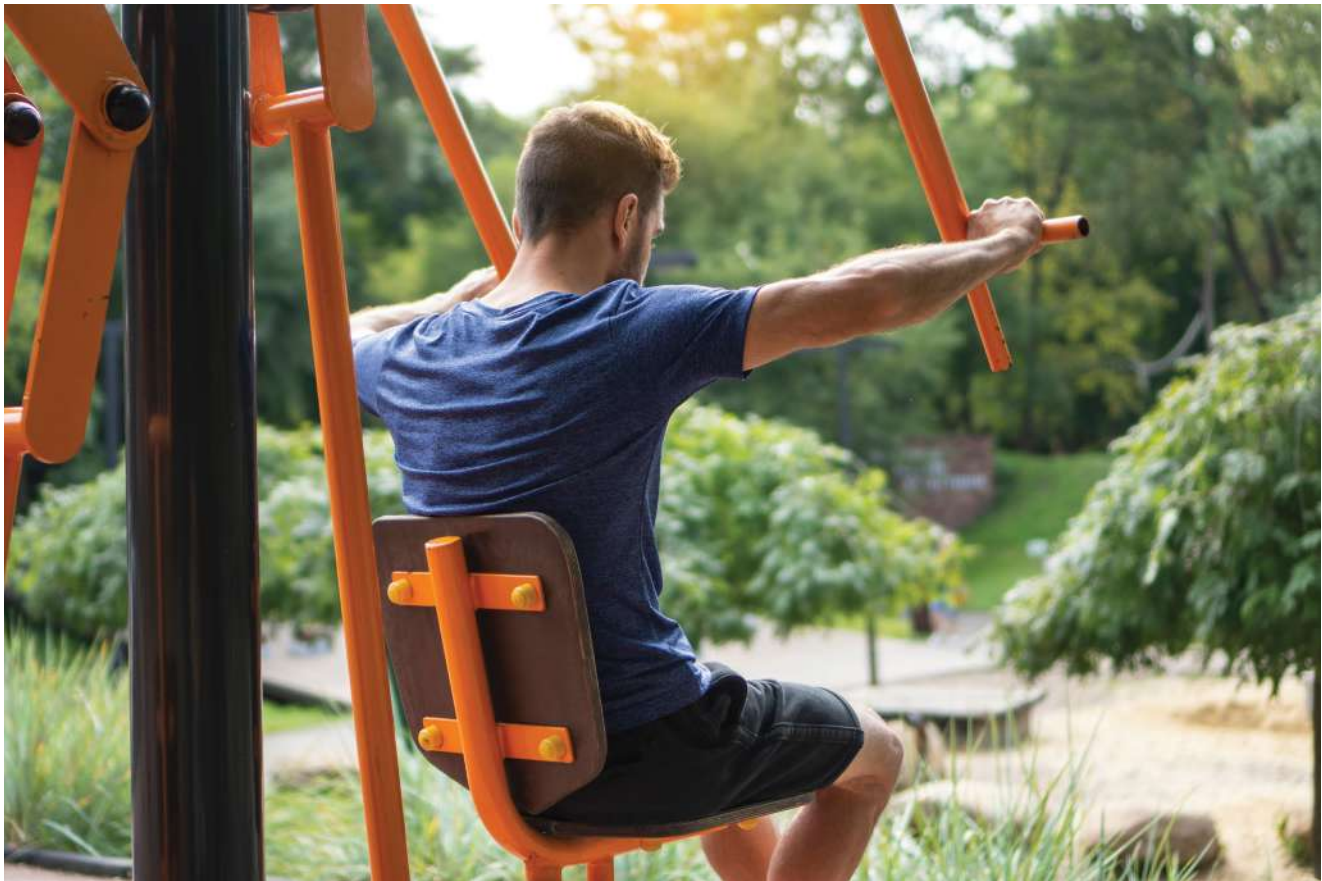
At AR Mirador, every abode is a masterclass in elegance, blending spacious layouts with impeccable craftsmanship. Thoughtfully designed to elevate everyday living, these homes don't just offer comfort—they redefine luxury. When every detail whispers sophistication, you know you're not just home—you're at the pinnacle of fine living.



A woman with long brown hair is sitting in a lotus position on a rooftop. She is wearing a black tank top and black leggings. Her eyes are closed, and she has a serene expression. The background is a warm, golden light, suggesting a sunset or sunrise. The text "ROOFTOP Amenities" is overlaid on the left side of the image.

ROOFTOP *Amenities*

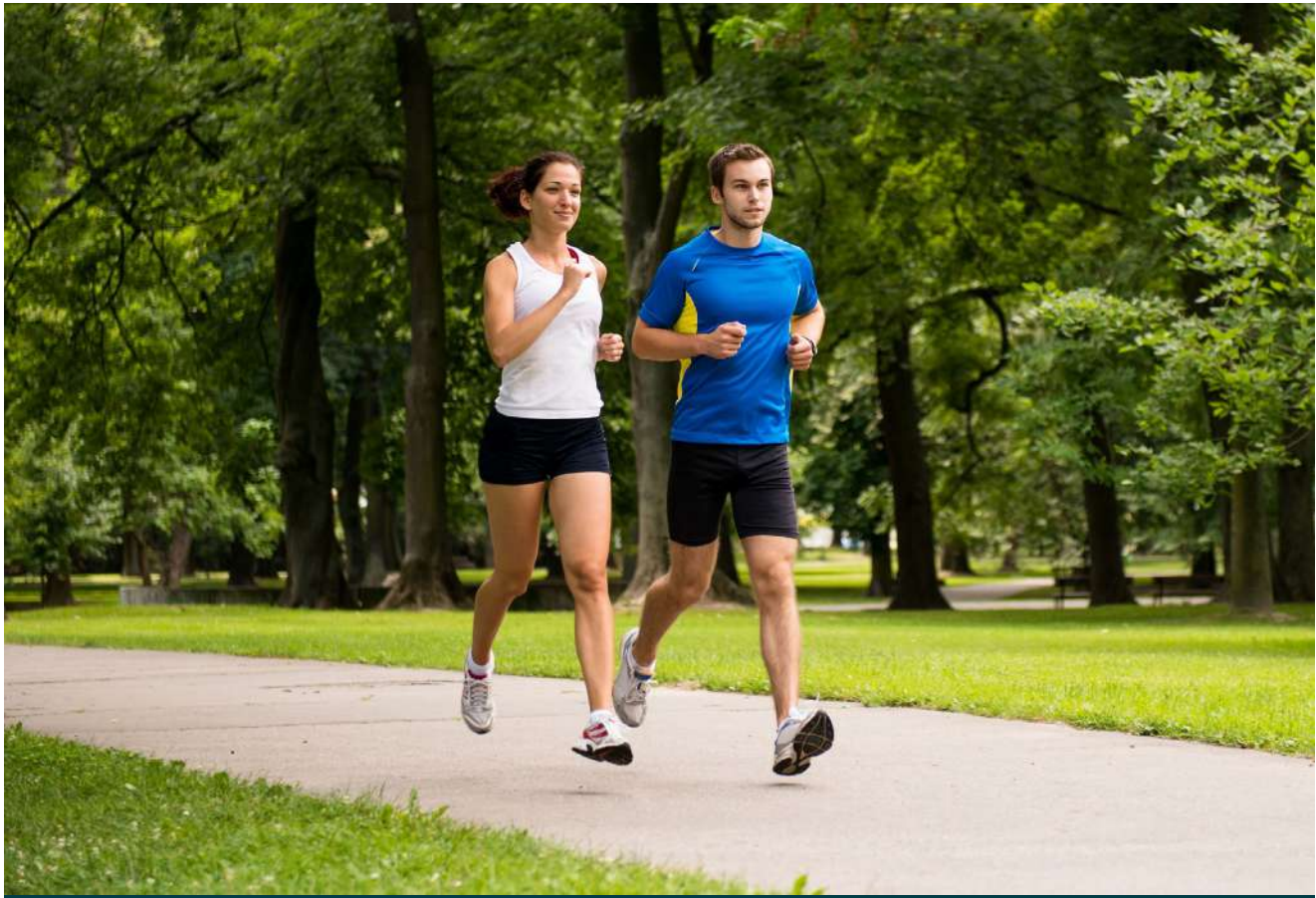
Yoga and Meditation Area



Open GYM



Cricket Net Practice



Jogging Track



Skating Rink



Barbeque Area



Adventure Play Area



Party Lawn



Sand Pit Area



Kids Play Area

GROUND *Amenities*

Acupressure Path



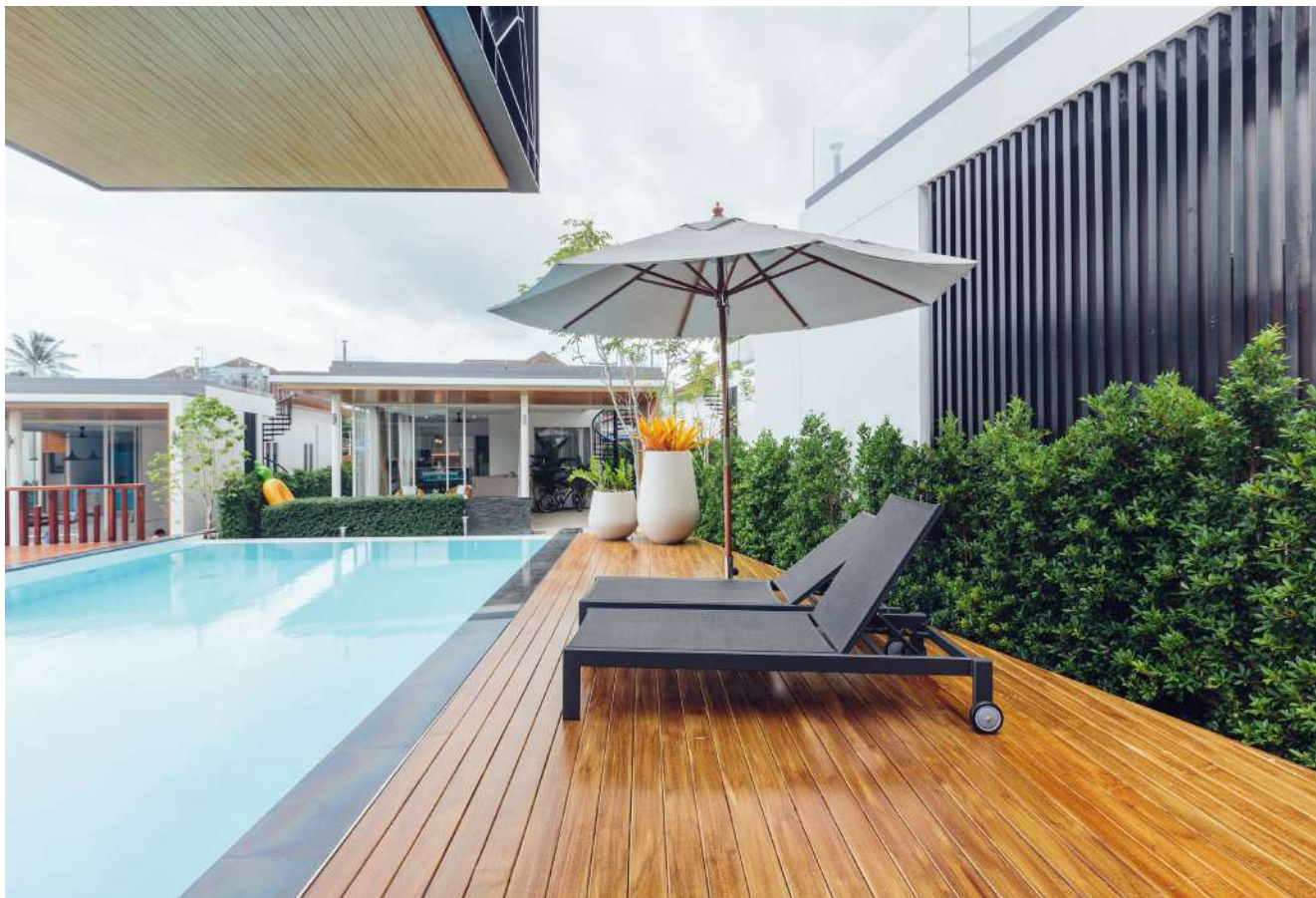
Multiplay Court



Party Lawn



Stage with Screen Wall



Swimming Pool



Baby Pool



Waterbody with Bubbler



Pool Deck



Temple



Tropical Planting



Herbs



Butterfly Garden

PROJECT

Specifications



STRUCTURE

- » Eathquake Resistant R.C.C. Structure
- » External Walls - 6" Thick Brickwork
- » Internal walls - 6" Thickwork (with finishing)

LIVING

- » Provision for shoe Rack
- » Laminated Main Door

WALL FINISH

- » External Sand faced plaster
- » Internal gypsum finish wall
- » Parking Slab will be finished with Putty

DOOR & WINDOWS

- » Quality Fittings
- » Laminated Doors For Bedrooms
- » Sliding Door (Domal Section)
- » Large windows for better air circulation ventilation
- » M.S grills/ invisible grill for safety

KITCHEN

- » Kitchen Platform with Artificial Granite quarts
- » Fasia For platform
- » Stainless Steel Kitchen sink with Drain board
- » Glazed/Ceramics Tile Dado Up to Lintel level

UTILITY AREA / DRY BALCONY

- » Provision for Washing machine
- » Glazed dado tiles up to 2'6 Height

ELECTRICAL

- » Concealed fire-resistant High Quality Copper
- » Wiring
- » Ample Lights Points with Legrand/L&T /equivalent
- » Equivalent make Modular Switches
- » Tv Point& Telephone Points In living and Master
- » Bedrooms
- » Earth Leakage Circuit Breaker
- » Provision for Inventor &broadband
- » Ac points in Living and Bedroom

FLOORING

- » 800*800 Vertified Title flooring in all Rooms
- » Anti Skid Ceramic Titles for attached terraces
- » Anti Skid Ceramic Titles in all tiolets

PAINTING

- » Good quality apex paints for all external walls
- » Internal tractor implusion entire flat

TOILET

- » Granite Door Frame for Toilet
- » Toilet with Ceramic Tile Dado Up to 7'6" Height
- » Adjustable Louvered Window
- » Premium Sanitary Ware
- » Jaguar Make or Equivalent Quality CP Fitting
- » Single Lever Diverter with Overhead shower & Spout
- » Concealed Plumbing
- » Provision for Exhust fan
- » Provision for Geyser

Wing - A 2 BHK | Typical Unit Plan



Type	Carpet Area		Enclosed Balcony Area		Open Balcony (Utility)Area		Total Usable Area	
	Sq.m.	Sq.ft.	Sq.m.	Sq.ft.	Sq.m.	Sq.ft.	Sq.m.	Sq.ft.
2 BHK	56.42	607.33	8.32	89.55	7.13	76.69	71.87	773.57

Key Highlights

- Master suite with suite toilet and balcony
- Lavish living room with separate dining area
- A 11.8 x 9 ft kitchen with an L-shaped platform
- Full length wardrobes in all bedrooms
- Marble finish vitrified tiles in entire apartment
- Top notch internal specifications
- 2 balconcies per apartment
- Dedicated service ledge for every apartment

Wing - A 2 BHK | Typical Unit Plan



Type	Carpet Area		Enclosed Balcony Area		Open Balcony (Utility)Area		Total Usable Area	
	Sq.m.	Sq.ft.	Sq.m.	Sq.ft.	Sq.m.	Sq.ft.	Sq.m.	Sq.ft.
2 BHK	52.27	562.62	10.50	112.98	5.03	54.09	67.79	729.69

Key Highlights

- Master suite with suite toilet and balcony
- Lavish living room with separate dining area
- A 11.8 x 9 ft kitchen with an L-shaped platform
- Full length wardrobes in all bedrooms
- Marble finish vitrified tiles in entire apartment
- Top notch internal specifications
- Master suite equipped with window seating
- Dedicated service ledge for every apartment

Wing - A 2 BHK | Typical Unit Plan



Type	Carpet Area		Enclosed Balcony Area		Open Balcony (Utility)Area		Total Usable Area	
	Sq.m.	Sq.ft.	Sq.m.	Sq.ft.	Sq.m.	Sq.ft.	Sq.m.	Sq.ft.
2 BHK	69.58	748.98	0.00	0.00	7.25	77.99	76.83	826.97

Key Highlights

- Master suite with suite toilet and balcony
- Lavish living room with separate dining area
- A 12.6 x 9.4 ft kitchen with an L-shaped platform
- Walk-in wardrobe in master suite
- Full length wardrobe in bedroom
- Marble finish vitrified tiles in entire apartment
- Top notch internal specifications
- 2 balconcies per apartment
- Dedicated AC ledge for every apartment

Wing - B 3 BHK | Typical Unit Plan



Type	Carpet Area		Enclosed Balcony Area		Open Balcony (Utility)Area		Total Usable Area	
	Sq.m.	Sq.ft.	Sq.m.	Sq.ft.	Sq.m.	Sq.ft.	Sq.m.	Sq.ft.
3 BHK	86.60	932.11	0.00	0.00	9.24	99.46	95.83	1031.57

Key Highlights

- Master suite with suite toilet and balcony
- Lavish living room with separate dining area
- A 12.2 x 8.6 ft kitchen with an L-shaped platform
- Full length wardrobes in all bedrooms
- Marble finish vitrified tiles in entire apartment
- Top notch internal specifications
- 2 balconcies per apartment
- Guest bedroom equipped with window seating
- Dedicated AC & service ledge

Wing - B 3 BHK | Typical Unit Plan



Type	Carpet Area		Enclosed Balcony Area		Open Balcony (Utility)Area		Total Usable Area	
	Sq.m.	Sq.ft.	Sq.m.	Sq.ft.	Sq.m.	Sq.ft.	Sq.m.	Sq.ft.
3 BHK	94.36	1015.66	0.00	0.00	10.15	109.22	104.50	1124.88

Key Highlights

- Master suite with suite toilet and balcony
- Lavish living room with separate dining area
- A 14 x 8.6 ft kitchen with an L-shaped platform
- Walk-in wardrobe in master suite
- Full length wardrobes in bedrooms
- Marble finish vitrified tiles in entire apartment
- Top notch internal specifications
- 2 balconcies per apartment
- Guest bedroom equipped with window seating
- Dedicated AC & service ledge

PROJECT PRICING



CARPET AREA	PRICE RANGE
730 Sq. Ft.	84.90L to 88.90L
774 Sq. Ft.	90.40L to 94.40L
826 Sq. Ft.	96.90L to 1.01Cr
1031 Sq. Ft.	1.24CR to 1.29Cr
1124 Sq. Ft.	1.35Cr to 1.41Cr

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Project by



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